On the Horizon for Real Estate

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Objectives

- Accurate, timely and reliable data
- Entered once at the auditable source for use by all
- Using sustainable business processes
- Supporting administrative, managerial, and financial reporting
- Vali udit opini

Statutory and Regulatory Initiatives Impacting Real Property

- **Chief Financial Officers Act of 1990**
  - Established position of Chief Financial Officer
  - Required complete set of annual, audited financial statements
  - Enhanced Federal financial management activities
  - Amendments spotlighted real property asset financial activity; maintain inventories, track changes and reflect acquisition costs plus all capital improvements and depreciation
- **EO 13327, Federal Real Property Asset Management**
  - Established position of Senior Real Property Officer
  - Established Federal Real Property Council to develop guidance
  - All Federal agencies will report 23 new elements
  - Four are *performance* measures; utilization rate; mission dependency; condition index; and O&M (FOM)

Federal Real Property Profile

- The Federal Real Property Profile - Internet Application (FRPP-IA) contains the land, building and structure records of all participating federal agencies

- Department of Defense – Senior Real Property Officer
  - OACSIM – Active Army, Army Reserves, Army National Guard real property worldwide
  - USACE – auditable source for military land, outgrants and ingrants
  - USACE – Civil works real property
  - Other Services: Air Force, Navy/Marines, Washington Headquarters Services

Statutory and Regulatory Initiatives Impacting Real Property

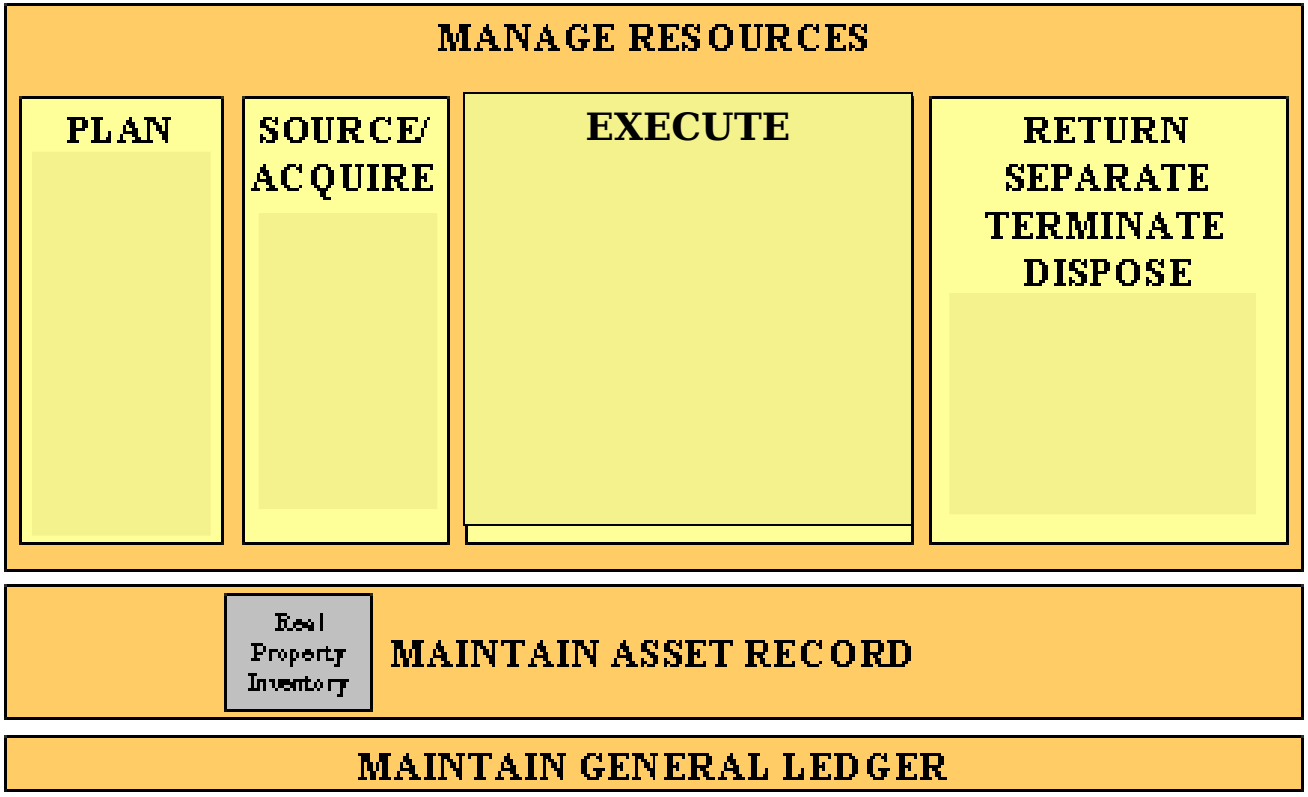
- **President's Management Agenda**
  - Executive Branch Management Scorecard
  - Department of Defense Real Property Asset Management
    - Current status is red
    - Implementation progress is **green**

- **OSD Business Management Modernization Program**
  - Largest business transformation effort in the public or private sector
  - Reengineer business processes
  - Reduce or eliminate redundant and outdated systems

OSD Business Management Modernization Program

- **End-to-end business processes**
- **All business domains**

- Acquisition
- Accounting and Finance
- Installations and Environment
- Human Resources Management
- Logistics
- Strategic Planning and Budgeting
- Geospatial/ Geographical Information System (GIS)

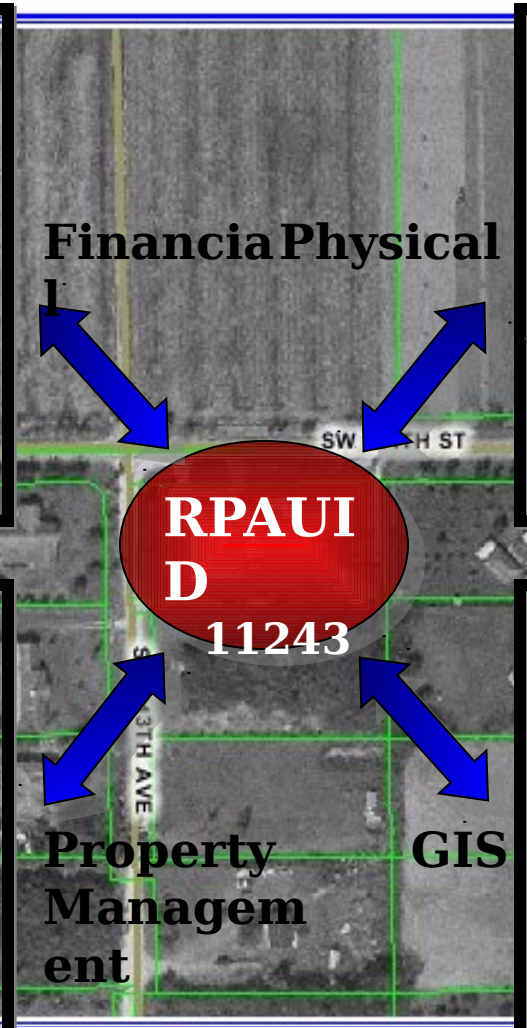


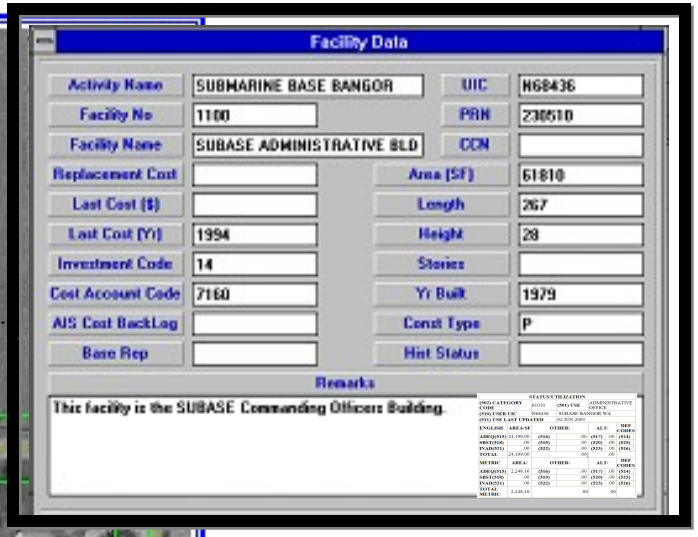
Real Property Inventory Requirements (RPIR) Book

- Developed by workgroup consensus
- Identified business processes
- Documented business flow, data elements and definitions and business rules
- RPIR is sub-set with189 standard data elements and business rules
- Approved by I&E Domain Governance Board January 2005
    - Real Property Asset Unique ID (RPAUID)
    - Site Registry

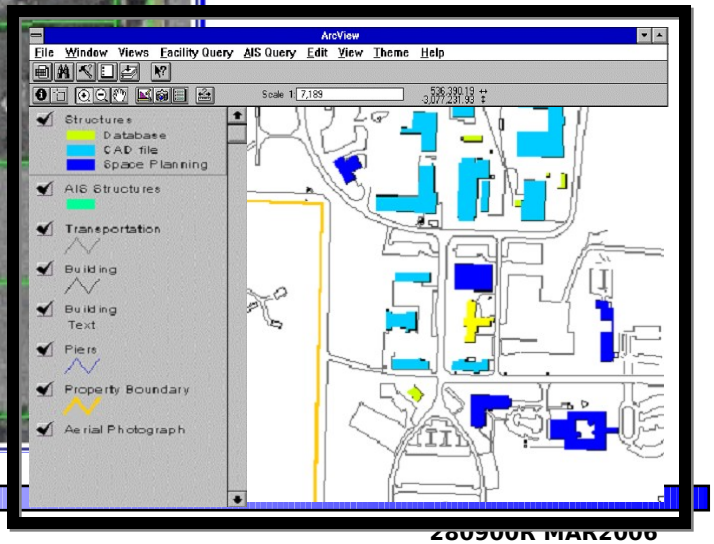
RPAUID

ACQUISITION		INGRANTS
(201) ESTATE	11 MCON	(208) DOD INSTL
(202) ACQ CONTRACT	N6824874C5027	(209) RENT PAID
(203) ACQ DATE	03 APR 1979	(210) REF PR NO
(204) DATE PLACED IN SVC	15 APR 1979	(211) IG EFF DATE
(205) GOVT COST	$6,433,615	(212) IG EXP DATE
(206) APPR/EST DATE		(213) IG MAX TERM
(207) TOT CAP IMPROVE	$935,250	(233) IG EFD CONTR
(014) ACC DEPRECIATION	$3,215,000	(234) IG LESSOR NAME
(016) ANN DEPRECIATION	$267,000	
(012) BOOK VALUE	$8,363,000	





STATUS/UTILIZATION						
(502) CATEGORY CODE	61010	(501) USE	ADMINISTRATIVE OFFICE			
(510) USER UIC	N68436	SUBASE BANGOR WA				
(511) USE LAST UPDATED		02 JUN 2003				
ENGLISH	AREA/SF	OTHER/		ALT/		DEF CODES
ADEQ(515)	24,199.00	(516)	.00	(517)	.00	(524)
SBST(518)	.00	(519)	.00	(520)	.00	(525)
INAD(521)	.00	(522)	.00	(523)	.00	(526)
TOTAL	24,199.00		.00		.00	
METRIC	AREA/	OTHER/		ALT/		DEF CODES
ADEQ(515)	2,248.16	(516)	.00	(517)	.00	(524)
SBST(518)	.00	(519)	.00	(520)	.00	(525)
INAD(521)	.00	(522)	.00	(523)	.00	(526)
TOTAL METRIC	2,248.16		.00		.00	

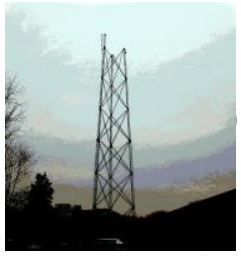


Original RPIR Implementation Plan

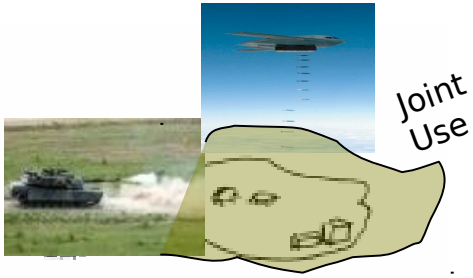
Years 0 and 1	Year 2	Year 3	Year 4	Years 5 and 6
Group 1 – enable **installation and site** concept, fully document **facilities** including links to **neighborhoods**, implement **RPUID** and the **parcel** construct.	***Group 2*** – implement **accounting and finance** changes.	***Group 3*** – enter all **non-Army owned real property** (**leased space**, **ingranted assets**, etc.) into Army system.	***Group 4*** – validate use and user for **space manag e-ment**.	***Group 5*** – create modular information for **linear structures**, **housing units**, **ranges**, etc.

OMB would not approve a 5 year implementation timeline

Installations and Sites

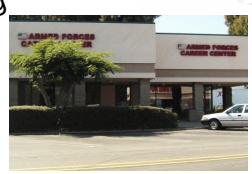


Inleased Locations
Antenna space
Office space



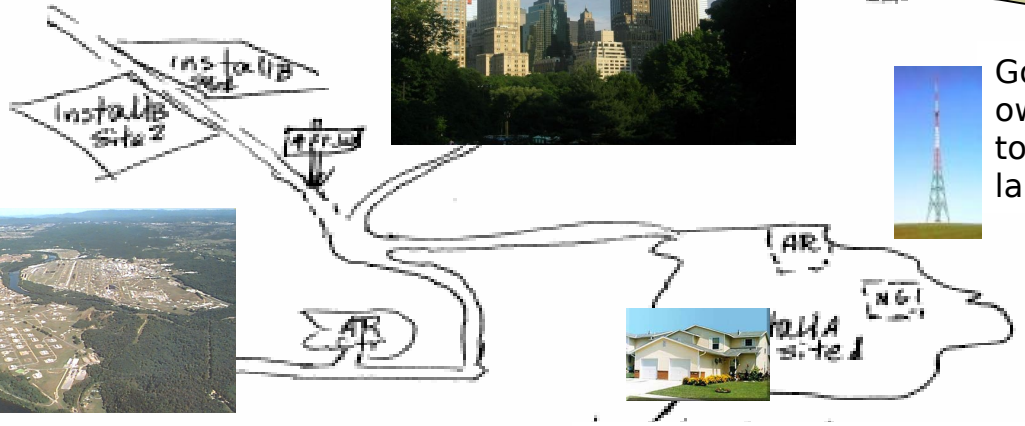
Joint Use

Store front Recruiting Office



Govt owned tower and land

GOCO



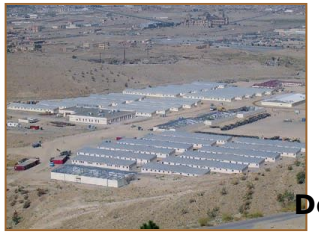
Private owner Government land

Subsurface interest

Army owned bldg

on leased land

DeCA commissary



Down Range

Installation Definition

- An aggregation of mission supporting real property holdings commanded by a centrally-selected commander
  - may be made of one or more sites
  - "virtual" or notional installations
    - State and Territorial NG
    - Reserve RRCs
- Installations represent management organizations with a mission

Site Definition

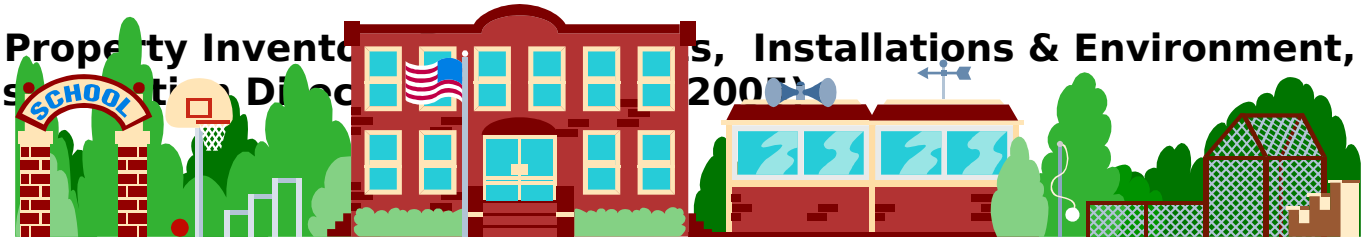
A site is a physically defined location which can be supported by a legal cadastral survey. It can be owned, leased, or otherwise possessed or used.

May exist in one of three forms:

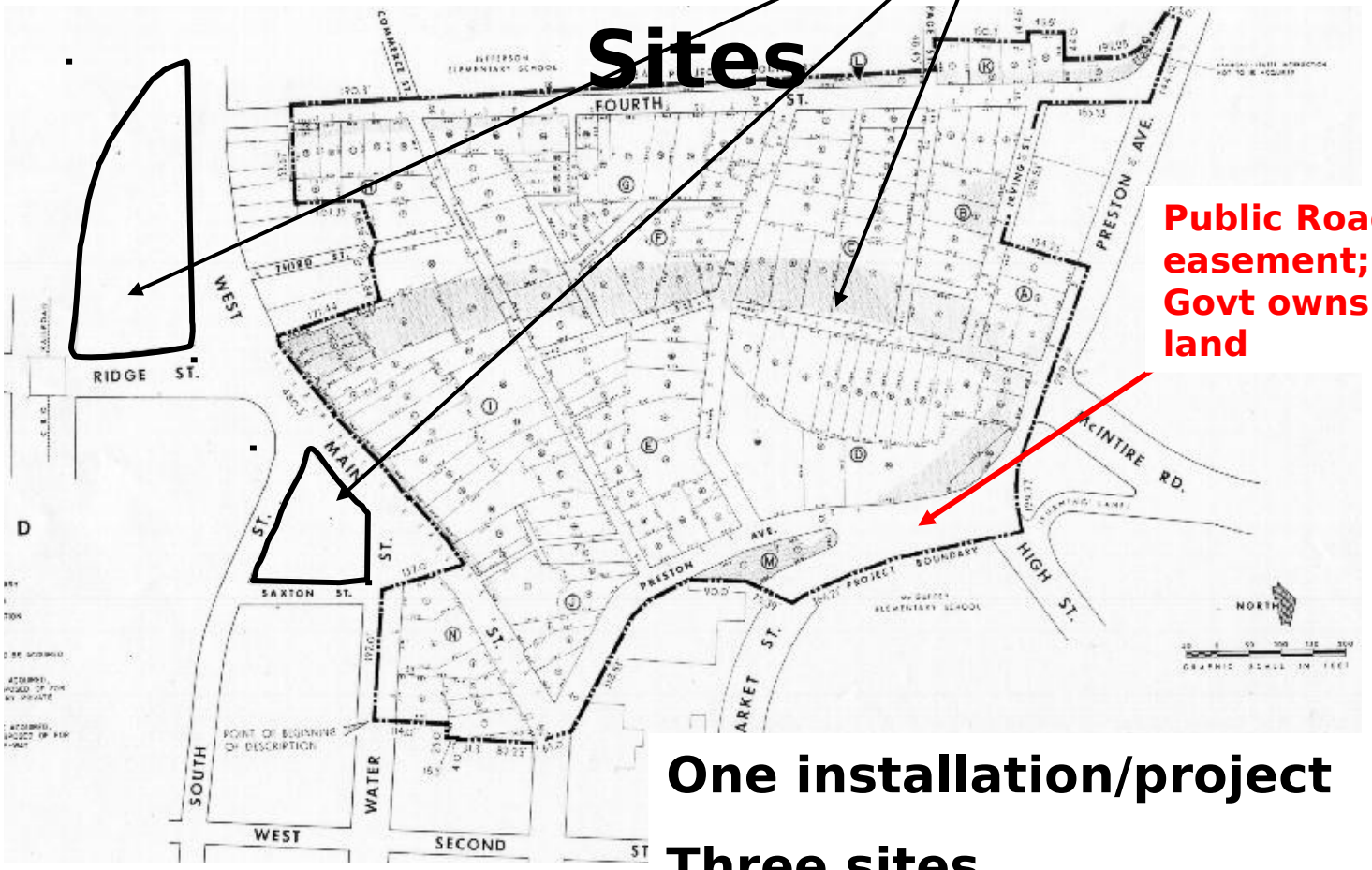
- Land only
- Facility or facilities only
- Land and all the facilities on it

A *site is the sum of all real property at a specific location*

(Report: Real Prope ty Invento s, Installations & Environment, Business Trans t Di c 200)



Project or Installation and Sites

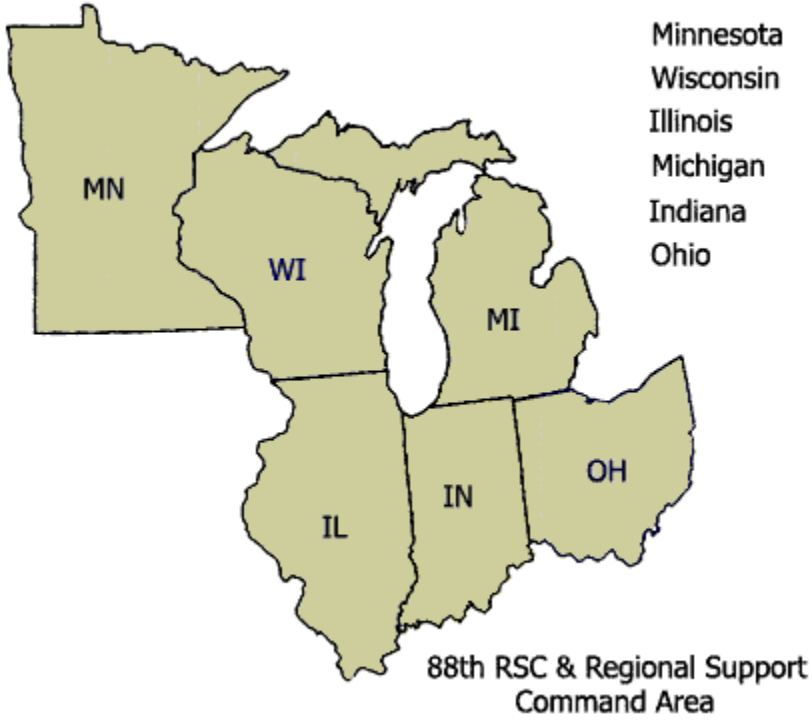


Public Road easement; Govt owns land

One installation/project

Three sites

Installation and



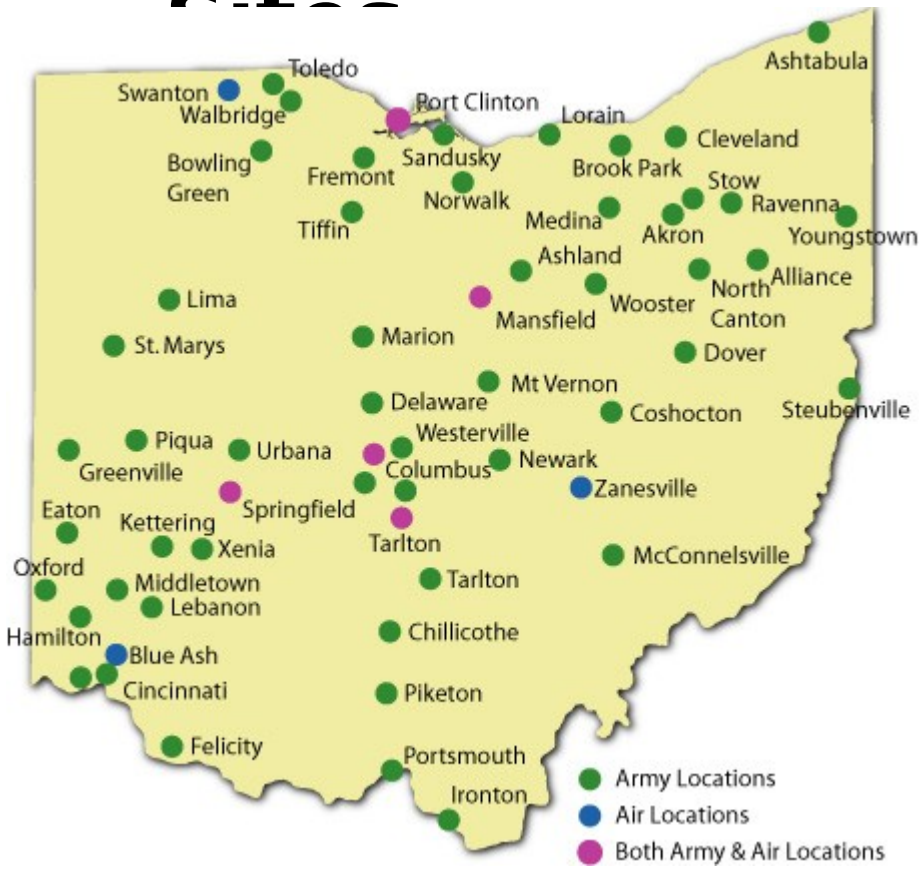
One virtual installation, 88th RRC

Multiple sites, Arm Reserve Centers

Installation and Sites

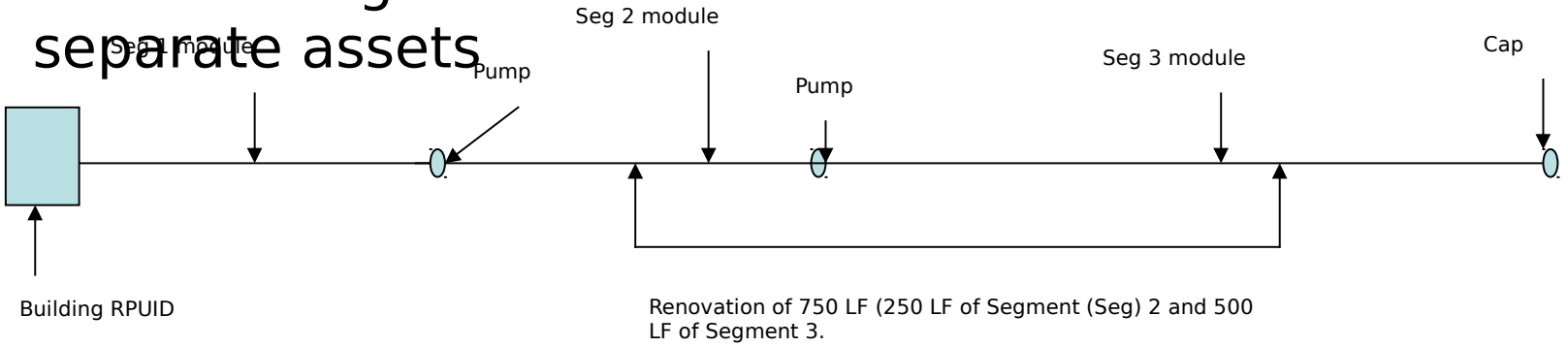
One virtual installation, State of Ohio

Multiple sites, Army National Guard armories



Linear Assets and Networked Facilities

- Identify roads, pipelines, electrical lines, etc.
- Identify nodes
- Split linear assets on maps and in databases
- Non-contiguous are separate assets



QUESTIONS ?